150.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,300 / 736,300
					USE VALUE:	736,300 / 736,300
					ASSESSED:	736,300 / 736,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEVERE EDWY
Owner 2:	
Owner 3:	
Street 1:	20 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAPPAS CHARLES & NANCY -
Owner 2:	-
Street 1:	20 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1898 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	279,900	400	456,000	736,300
Total Card	0.115	279,900	400	456,000	736,300
Total Parcel	0.115	279,900	400	456,000	736,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.93 /Parcel: 387.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99663

GIS Ref

GIS Ref

Insp Date 05/04/18

!11805!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,900	400	5,000.	456,000	736,300		Year end	12/23/2021
2021	101	FV	271,400	400	5,000.	456,000	727,800		Year End Roll	12/10/2020
2020	101	FV	271,400	400	5,000.	456,000	727,800	727,800	Year End Roll	12/18/2019
2019	101	FV	215,000	500	5,000.	427,500	643,000	643,000	Year End Roll	1/3/2019
2018	101	FV	215,000	900	5,000.	353,400	569,300	569,300	Year End Roll	12/20/2017
2017	101	FV	215,000	900	5,000.	324,900	540,800	540,800	Year End Roll	1/3/2017
2016	101	FV	215,000	900	5,000.	296,400	512,300	512,300	Year End	1/4/2016
2015	101	FV	209,700	900	5,000.	290,700	501,300	501,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:08:39

LAST REV

Date	Time
06/12/18	10:28:32

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11805

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPPAS CHARLES	63649-57		5/22/2014		485,000	No	No		
PAPPAS NANCY,	63342-306		3/6/2014	Convenience	1	No	No		
	21039-432		3/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	99663
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2007	529	New Wind	10,341	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2018	MEAS&NOTICE	BS	Barbara S
12/2/2008	Meas/Inspect	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj $ / SQ:	170.253
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405688
Depreciation:	125763
Depreciated Total:	279924

COMMENTS

SOMETHING IN THE BACK OF HOUSE, MAYBE HUGE FISH POOL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

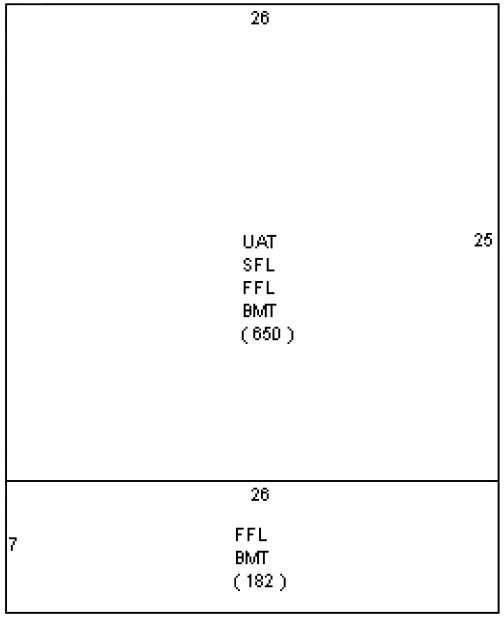
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.25
Special Features:	0	Val/Su Net:	113.00
Final Total:	279900	Val/Su SzAd	188.87

SKETCH



Sum Area By Label :
UAT = 650
SFL = 650
FFL = 832
BMT = 832

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	67.680	56,306
FFL	First Floor	832	170.250	141,651
SFL	Second Floor	650	170.250	110,665
UAT	Upper Attic	163	68.100	11,066

Net Sketched Area:	2,477			Total:	319,687
Size Ad	1482	Gross Area	2964	FinArea	1898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X12	F	FR	1980	7.27	T	39	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400